



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
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May 31, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
HIGH DESERT HEALTH SYSTEM
MULTI-SERVICE AMBULATORY CARE CENTER PROJECT
CERTIFY FINAL ENVIRONMENTAL IMPACT REPORT
ADOPT MITIGATION MONITORING AND REPORTING PROGRAM
APPROVE AND ORDER PUBLICATION OF NOTICE OF INTENTION TO
PURCHASE REAL PROPERTY EXERCISE OPTION AGREEMENTS
FOR PURCHASE OF REAL PROPERTY AND APPROVE RELATED ACTIONS
SPECS. 6837; C.P. 77350
(FIFTH DISTRICT) (3 VOTES)**

SUBJECT

Approval of the recommended actions will certify the Final Environmental Impact Report, adopt related environmental documentation, and authorize exercise of the County's options to purchase property from the Lancaster Redevelopment Agency for development of the new High Desert Health System Multi-Service Ambulatory Care Center and other supporting public service/commercial uses.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Certify that the Final Environmental Impact Report for the High Desert Health System Multi-Service Ambulatory Care Center Project has been completed in accordance with the California Environmental Quality Act and reflects the independent judgment and analysis of the County of Los Angeles; find that the Board has reviewed and considered the information contained in the Final Environmental Impact Report prior to approving the Project; adopt the Mitigation

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Monitoring and Reporting Program, finding that the Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during Project implementation; and determine that the significant adverse effects of the Project have either been reduced to an acceptable level or are outweighed by the specific considerations of the Project, as outlined in the Findings of Fact and Statement of Overriding Considerations, which findings and statement are adopted and incorporated by reference;

2. Approve the proposed Project and exercise the option to purchase Parcel A pursuant to the Parcel A Option Agreement with the Lancaster Redevelopment Agency to acquire a 14.91 acre vacant parcel located in the immediate vicinity of 3rd Street East and East Avenue I in the City of Lancaster at a proposed purchase price of \$894,600 for construction of the new High Desert Health System Multi-Service Ambulatory Care Center, and exercise the option to purchase Parcel B pursuant to the Parcel B Option Agreement to acquire the adjoining 5.98 acre parcel at a proposed purchase price of \$358,800 for future development of other supporting public service/commercial uses;
3. Approve the Notice of Intention to acquire the two vacant Parcels located in the immediate vicinity of 3rd Street East and East Avenue I in the City of Lancaster from the Lancaster Redevelopment Agency for a combined proposed purchase price of \$1,253,400;
4. Instruct the Executive Officer of the Board of Supervisors to publish the Notice of Intention in accordance with Government Code Section 6063;

IT IS FURTHER RECOMMENDED THAT, AT THE TIME OF CONSUMMATION, YOUR BOARD:

5. Set June 28, 2011, as the date of the public hearing to receive comments and consummate the acquisition;
6. Order the purchase consummated in accordance with Government Code Section 25350;
7. Authorize the Chief Executive Officer to open and manage escrow, execute any required documentation necessary to complete the transfer of title to the County of Los Angeles, and accept the deed conveying title to the County of Los Angeles; and

8. Authorize the Auditor-Controller to issue a warrant to cover the combined purchase price of \$1,253,400 for the two vacant Parcels and any other required transactional costs or escrow fees, which are estimated not to exceed \$4,000.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will certify the Final Environmental Impact Report (EIR), approve the High Desert Health System (High Desert) Multi-Service Ambulatory Care Center (MACC) Project, adopt related environmental documentation, and authorize exercise of the option agreements to purchase property from the Lancaster Redevelopment Agency (LRA) for development of the new High Desert MACC and other supporting public service/commercial uses adjacent to the High Desert MACC Project.

Background

The existing High Desert MACC, which includes approximately 206,000 square feet of building space, is located at 44900 North 60th Street West in the City of Lancaster, and was initially opened in July 2003 through the conversion of the inpatient High Desert Hospital (which was built in 1962) into an outpatient MACC facility. The County of Los Angeles (County) has determined that the age, condition, and configuration of the existing High Desert MACC and its remote location are not conducive to the efficient delivery of healthcare services to meet the current and projected needs of the Antelope Valley. Rather than upgrade the existing High Desert MACC at significant cost and disruption to ongoing services, it was determined that the capital investment into the healthcare needs of the Antelope Valley would be better utilized with the development of a new High Desert MACC closer to its service population and to public transportation.

Recommended Project

The proposed Project will improve the quality and accessibility of healthcare services by developing a new High Desert MACC that will continue to provide various outpatient medical services currently available at the existing High Desert MACC, including primary care, urgent care, specialty care, and outpatient surgery services. The new High Desert MACC will replace the function of the existing High Desert MACC and will be located approximately 6.5 miles east of the existing High Desert MACC.

The proposed Project will consist of the development of a new High Desert MACC, along with other adjacent related supporting public service/commercial uses on approximately 21 acres of undeveloped land located on East Avenue I between 3rd Street East and 5th Street East in the City of Lancaster.

The new 142,000 square-foot facility will include a two-story MACC building and two separate one-story service buildings (building crafts and materials management/central plant) with surface parking and other related site and infrastructure improvements, and will be developed on approximately 14.91 acres (Parcel A) located adjacent to the intersection of East Avenue I and 3rd Street East. In addition, approximately 67,250 square feet of other supporting public service/commercial uses may be developed in the future on the adjoining approximately 5.98 acres (Parcel B) located adjacent to the intersection of East Avenue I and 5th Street East. The specific facility uses for Parcel B are undefined at this time, but are planned to be complementary and supportive to the outpatient healthcare services to be provided at the new High Desert MACC.

Land Acquisition

On December 15, 2009, your Board approved two option agreements with the LRA for the development of the new High Desert MACC facility. The Parcel A Option Agreement allows the County to acquire a 14.91 acre vacant parcel at a proposed purchase price of \$894,600 for development of the new High Desert MACC. The Parcel B Option Agreement allows the County to acquire the adjoining 5.98 acre vacant parcel at a proposed purchase price of \$358,800 for future development of other supporting public service/commercial uses.

On October 19, 2010, your Board approved amendments to the option agreements for additional time needed to complete the EIR for the land acquisition and the development of the proposed Project. The amendment to the Parcel A Option Agreement extended the option term from October 31, 2010 to April 30, 2011, and provided the County with the ability to request three 3-month extensions of the Parcel A Option Term, if necessary. The amendment to the Parcel B Option Agreement left the Option Term unchanged at October 31, 2011, but also provided the County with the ability to request three 3-month extensions of the Parcel B Option Term, if necessary. On April 5, 2011, your Board authorized the Chief Executive Officer to request a term extension of the Parcel A Option Agreement from April 30, 2011 to July 31, 2011, which the LRA approved on April 26, 2011.

We have worked closely and cooperatively with the LRA and the City of Lancaster for the development of the new High Desert MACC and the land acquisition process. The City of Lancaster has prepared a tentative parcel map for recording to combine multiple single lots into the two parcels (Parcel A and Parcel B), including the vacating of public roads, clearing of all existing easements, and coordinating removal/relocation of existing utilities where needed. In addition, we have completed the environmental site assessment and geotechnical studies of the sites, and completed a Final EIR for the proposed Project.

Therefore, at this time we are recommending that your Board approve and authorize the Chief Executive Officer to exercise the option agreements to purchase Parcel A for the new High Desert MACC and Parcel B for future development of other supporting public service/commercial uses.

The Chief Executive Office, pursuant to Government Code Section 65402, has provided notification to the Department of Regional Planning of the County's intent to acquire the real property. County Counsel has approved all documents in this transaction as to form.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Health and Mental Health (Goal 4). The proposed Project supports those goals by investing in public infrastructure that will improve access to healthcare services in the Antelope Valley.

FISCAL IMPACT/FINANCING

The total purchase cost for both parcels is \$1,257,400, including \$894,600 for Parcel A, \$358,800 for Parcel B, and \$4,000 for the related title and escrow costs to consummate both transactions.

We plan to return to your Board in July 2011 to approve a total Project budget and award a design-build contract for development of the new High Desert MACC. The new High Desert MACC, including the property purchase, will be initially funded with tax-exempt commercial paper, and will ultimately be financed through the issuance of long-term bonds. The par amount of each bond type to be issued will be based on market conditions and discussions with the Treasurer and Tax Collector and presented to your Board for approval prior to implementation of the financing.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The new High Desert MACC will be completed using the design-build project delivery method. The Department of Public Works (Public Works) has issued a Request for Proposals for design-build services. We are currently in the process of evaluating responses and selecting a design-build firm to complete the design and construction of the new High Desert MACC.

At this time, we are still in the process of evaluating the other supporting public service/commercial uses for the development of Parcel B.

Pursuant to Government Code Section 25350, the attached Notice of Intention (Attachment D) will be published in accordance with Government Code Section 6063 for the intended action to purchase real property, and a public hearing will be held on June 28, 2011, for your Board to receive comments prior to consummating the acquisition.

ENVIRONMENTAL DOCUMENTATION

Initial Study and Notice of Preparation

An Initial Study was prepared for the proposed Project, in compliance with California Environmental Quality Act (CEQA). The Initial Study concluded that there is substantial evidence that the proposed Project has the potential for significant impact on the environment in the following areas: aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas (GHG) emissions, hazards and hazardous materials, hydrology and water quality, noise, public services (police and fire), transportation and traffic, and utility and service systems. The Initial Study determined that an EIR would be required.

The Initial Study also found that the proposed Project would have no impact or less than significant impact on the environment in the following areas: agriculture and forestry resources, land use and planning, mineral resources, and public services (schools and parks). Further evaluation in these areas in an EIR was not found to be warranted.

On May 4, 2010, the County distributed a Notice of Preparation (NOP) for a Draft EIR to the State Clearinghouse and to applicable Federal, State, regional, and local government agencies and interested parties. A public Notice of Availability (NDA) of the NOP was published in the Antelope Valley Press on May 3, 2010. The NOP advertised a public scoping meeting for interested parties to receive information on the Project and the related CEQA process, as well as provided an opportunity for the submission of

comments. The County held the public scoping meeting on May 12, 2010, at the Lancaster City Hall. A total of five individuals attended the scoping meeting. A total of five agencies, in addition to the State Clearinghouse, and several interested parties submitted comment letters in response to the NOP and Initial Study. All comments related to environmental issues received during the public review and scoping meeting were considered in the preparation of the Draft EIR.

Environmental Impact Report

The Draft EIR was completed and distributed to the State Clearinghouse and other various agencies and organizations on January 28, 2011, for a 45-day public review period that ended on March 14, 2011. NDA of the Draft EIR was mailed directly to approximately 200 individuals and public agencies as interested parties, and was published in the Antelope Valley Press on January 28, 2011, pursuant to Public Resources Code Section 21092 and posted pursuant to Section 21092.3. In addition, a copy of the Draft EIR and technical appendices was made available at the Antelope Valley Field Office of Supervisor Antonovich, the City of Lancaster Planning Department, and the Lancaster Regional Library. The Draft EIR was also available for viewing on the internet. A total of seven letters of comment were received in response to the Draft EIR, one from an individual and six from public agencies. All written comments received and responses to the comments are included in the Final EIR (Attachment A). In addition, responses to comments received from public agencies were sent to those agencies pursuant to Public Resources Code Section 21092.5.

Evaluation of Alternatives

The proposed Project was evaluated along with various alternatives, in light of the Project objectives. Among the Project objectives outlined in the EIR are: supporting quality health care in accordance with the County's Strategic Plan; eliminating structural and operational deficiencies at the existing High Desert MACC; providing an appropriately sized and centrally located MACC in the Antelope Valley; and promoting energy efficiency and reducing operational costs through sustainable design and construction.

The proposed Project is recommended as the preferred alternative because the Final EIR determined that the proposed Project meets all of the Project objectives, and there is no feasible alternative that would eliminate all the significant and unavoidable impacts of the proposed Project relative to air quality, cumulative GHG emissions, and cumulative water supply, and that is capable of meeting all of the basic objectives of the Project.

In addition to the proposed Project, four other alternatives, including the no Project alternative (analyzed under two scenarios) as required by CEQA, were evaluated for their ability to avoid or reduce potentially significant environmental impacts and to meet the Project objectives of the proposed Project. The alternatives considered were determined to represent a reasonable range of alternatives to the proposed Project.

The No Proposed Project/No Action Alternative (Alternative 1A) assumes no development of the proposed Project and no changes to the existing High Desert MACC. This alternative would avoid the environmental impacts associated with implementation of the proposed Project, but would not meet any of the Project objectives.

The No Project/Office Development Alternative (Alternative 1B) assumes no development of the proposed Project, continuing operation of the existing High Desert MACC, and development of up to a maximum 686,000 square feet, two-story office building with associated parking on the Project site as allowed under the Lancaster General Plan and Zoning Ordinance. This alternative fails to meet many of the Project objectives. Also, this alternative would not avoid any of the significant and unavoidable impacts of the proposed Project, and would result in greater environmental impacts than the proposed Project related to traffic, noise, air quality, GHG emissions, and water supply.

The existing High Desert MACC Rehabilitation Alternative (Alternative 2) is based on remodeling approximately 90,000 square feet of the existing High Desert MACC and constructing a new 40,000-square-foot building for the ambulatory and surgery services and clinics on the existing High Desert MACC site. Alternative 2 would avoid the significant and unavoidable impacts of the proposed Project relative to cumulative water supply due to increased water efficient features in comparison to the existing High Desert MACC, but not the significant and unavoidable impacts related to air quality (direct and cumulative) and GHG emissions (cumulative). Alternative 2 would not meet many of the project objectives. Also, Alternative 2 would result in additional impacts related to hazards and hazardous materials from exposure to asbestos-containing materials and lead-based paint from the remodeling activities at the existing High Desert MACC.

The High Desert MACC Only Alternative (Alternative 3) assumes development of the new High Desert MACC on Parcel A only and no development of the other supporting public service/commercial uses on the adjoining Parcel B. This Alternative 3 would meet most of the Project objectives by improving the quality and accessibility of healthcare services, except for the objective to maximize site utilization through the provision of on-site complementary public services and commercial uses for the High Desert MACC patients and visitors. Also, Alternative 3 would avoid the significant and

unavoidable air quality impact associated with the proposed Project. However, the unavoidable impacts related to cumulative GHG emissions and cumulative water supply, although reduced, would remain significant. After the No Proposed Project/No Action Alternative, this alternative is considered the environmentally superior alternative because it would reduce the greatest number of environmental impacts compared to the proposed Project and would meet many of the Project objectives.

The Alternative Site Alternative (Alternative 4) considers development of the proposed Project on a portion of undeveloped County-owned property located between 27th Street West and 30th Street West in the City of Lancaster. Alternative 4 site is approximately 3.2 miles from the proposed Project site and less centrally located to the High Desert MACC service population. Alternative 4 would not avoid or substantially lessen any of the significant impacts of the proposed Project.

Final Environmental Impact Report

The Final EIR consists of: the Draft EIR dated January 2011, including technical appendices; public comment letters and responses dated April 2011; and errata dated April 2011. Except for unavoidable impacts related to direct and cumulative air quality, cumulative GHG emissions, and cumulative water supply, all identified significant environmental effects of the Project can be avoided or reduced to a level of insignificance through the implementation of the mitigation measures identified in the Mitigation Monitoring and Reporting Program (MMRP) (Attachment C) that addresses the following environmental areas: aesthetics, air quality, biological resources, cultural resources, geology and soils, GHG emissions, hazards and hazardous materials, noise, and transportation and traffic. As stated in the Final EIR and attached Findings of Fact and Statement of Overriding Considerations (Attachment B), the Project will result in unavoidable significant impacts to direct and cumulative air quality, cumulative GHG emissions, and cumulative water supply, but such impacts have been reduced to the extent feasible, and the benefits of the proposed Project that include development of a new High Desert MACC that is more centrally located and accessible, improved quality of service and efficiency in the delivery of services, creation of approximately 167 new permanent jobs, as well as temporary construction jobs resulting in benefit to the local community, revitalization of the Piute neighborhood surrounding the Project site, as well as additional efficiencies and economic benefits gained by development of Parcel B outweigh these unavoidable adverse impacts.

Specific details related to the development of Parcel B with other supporting public service/commercial uses will be available at a later date. We will return to your Board for approval of the specific development related to Parcel B, along with any necessary

further documentation pursuant to the requirements of CEQA once proposed details regarding the development are known.

Mitigation Monitoring and Reporting Program

A MMRP consistent with the conclusions and recommendations of the Final EIR has been prepared and is attached (Attachment C). The MMRP identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the proposed Project to the environment will be ensured and its requirements have been incorporated into the conditions of approval of this proposed Project.

Antelope Valley Groundwater Adjudication

On May 6, 2011, the Court in the Antelope Valley Groundwater Adjudication litigation filed a tentative ruling wherein the Court concludes that the safe yield of the Antelope Valley Groundwater Basin is 110,000 acre feet per year. The filing of the tentative ruling does not affect the analysis of water impacts in the Final EIR since the order is not yet final. Additionally, the analysis contained in the Final EIR took into consideration an analysis of safe yield consistent with the court's tentative ruling. Recirculation of the EIR is not required under CEQA as no new significant impacts or any increase in the severity of an environmental impact would result and additional mitigation is not necessary.

Location and Custodian of Documents

The location of the documents and other materials constituting the record of the proceedings upon which your Board's decision is based in this matter is the County of Los Angeles Chief Executive Office, 754 Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials is Susana Villacres Graether of the Chief Executive Office.

California Department of Fish and Game Fee

The Project is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. Upon your Board's certification of the Final EIR, the Public Works will file a Notice to Determination in accordance with Section 21152(a) of the Public Resources Code and pay the required filing and processing fees with the Registrar-Recorder/County Clerk for \$2,843.25.

CONTRACTING PROCESS

On December 15, 2009, your Board authorized the Chief Executive Office to award a consultant services agreement to BonTerra Consulting to perform all necessary environmental reviews and prepare an EIR to evaluate all potential direct, indirect, and cumulative environmental impacts associated with the proposed Project.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current services or projects. The existing High Desert MACC will continue in operation during construction of the new High Desert MACC. Upon completion of the new High Desert MACC, we anticipate that the existing High Desert MACC will be vacated by the Department of Health Services. At this time, we have not identified a specific use for the existing High Desert MACC site; however, we will be reviewing other potential uses by other County departments in the Antelope Valley area.

CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office (Capital Projects and Real Estate Divisions); the Department of Health Services; and the Department of Public Works (Project Management Division I).

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:RLR:DJT
MV:SVG:mc

Attachments (4)

c: Executive Office, Board of Supervisors
County Counsel
Health Services
Public Works

May 31, 2011

ATTACHMENT A

**DEPARTMENT OF PUBLIC WORKS:
HIGH DESERT HEALTH SYSTEM
MULTI-SERVICE AMBULATORY CARE CENTER PROJECT
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FINAL ENVIRONMENTAL IMPACT REPORT

Final Environmental Impact Report includes the following documents:

- Draft Environmental Impact Report, including Technical Appendices, dated January 2011
- Response to Comments and Errata, dated April 2011

May 31, 2011

ATTACHMENT B

**DEPARTMENT OF PUBLIC WORKS:
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(FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS)

May 31, 2011

ATTACHMENT C

**DEPARTMENT OF PUBLIC WORKS:
HIGH DESERT HEALTH SYSTEM
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(MITIGATION MONITORING AND REPORTING PROGRAM)

May 31, 2011

ATTACHMENT D

**DEPARTMENT OF PUBLIC WORKS:
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(NOTICE OF INTENTION)

May 31, 2011

NOTICE OF INTENTION
TO PURCHASE REAL PROPERTY

NOTICE IS HEREBY GIVEN that it is the intention of the Board of Supervisors of the County of Los Angeles, State of California to exercise the County's option to purchase approximately 21 acres of undeveloped land (the "Real Property") located on East Avenue I between 3rd Street East and 5th Street East in the City of Lancaster, County of Los Angeles, State of California for the sum of One Million Two Hundred Fifty Three Thousand Four Hundred Dollars (\$1,253,400) from the fee simple owner, Lancaster Redevelopment Agency (the "Seller"). It is the intent of the County to develop the Real Property, consisting of several parcels, with a new High Desert Health System Multi-Service Ambulatory Care Center and supporting public service/commercial uses. Due to space limitations in this notice, a complete legal description of the property being acquired by the County is available at the Chief Executive Office Real Estate Division at 222 S. Hill Street, 3rd Floor, Los Angeles, California, 90012.

NOTICE IS HEREBY GIVEN that the exercise of the option to purchase the Real Property will be consummated by the Board of Supervisors of the County of Los Angeles, State of California, on the 28th day of June, 2011, at 9:30 a.m. in the Hearing Room of the Board of Supervisors, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. No obligation will arise against the County and in favor of the Seller with respect to the purchase of the Real Property described herein until the Board of Supervisors approves the purchase on the named consummation date.

SACHI A. HAMAI, Executive Officer
Board of Supervisors, County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By _____
Deputy